

# REAL ESTATE AUCTION SALE

Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate Auction, 3 ½ miles West of Cass City, MI to 4173 Cass City Rd.

**THURSDAY, AUGUST 16<sup>th</sup>, 2018**

**11:00AM**

**AUCTION HELD ON SITE**

**100  
ACRES**

**2 STORY  
4 BR,  
2 BATH  
HOME**

Tuscola County, Elmwood Twps, Section 26  
100 Acres, 95 tillable, all one field.

Centennial farm, Estate of Kathleen Jackson

2 Story, 4 bedroom, 2 bath home, apx 1600 sq. ft. Updated kitchen, furnace

New 24x30 pole garage, 2 bay with upstairs loft.

Black top drive.



#### TERMS OF SALE:

10% Cash deposit is due at sale. Balance due at closing . To close within 30 days.

Must be qualified w/ bank letter of Credit or Proof of Funds satisfactory to auctioneer to purchase.

Taxes to be pro-rated at closing.

Buyer to pay 3% buyers premium, added to sale price. Deposit is to be held at Valley Title Agency and closing location.

Assign and assume Windmill Right with Wind Farm through 2025.

Farm lease agreement through 2020.

High bidder must sign Purchase Agreement and pay 10% non refundable deposit immediately following sale.

Purchase Agreement and property info sheets will be available for review at sale.

Auction company reserves the right to preclude any person from bidding if there is question about the person's credentials.

Seller has First Right of Refusal.

For more details and to preview property prior to the day of the auction contact Martin Osentoski, (989)550-3400

Visit our web site: [www.osentoskiauction.com](http://www.osentoskiauction.com), email: [osentoskirealtyco.@frontier.com](mailto:osentoskirealtyco.@frontier.com)

**OSENTOSKI  
Realty Co.**

**AUCTIONEERING**

TERMS: Cash or checks with proper ID, and approval by auctioneer. Nothing removed from the premises until settled for. US funds.  
CLERK: Osentoski Auction Service

Not responsible for accidents at sale or stolen items. All property "sold as is" with no guarantees or warranties.  
ALL SALES FINAL

Announcements made at sale take precedence over printed matter herein.

Must bring cash or certified check. If using personal check, you must have letter of bank credit.

Cass City (989)872-4377

Caro (989)673-7777

MARTY 989-550-3400

Your auctioneers & bid spotters: Martin, David, Ken & Tavis Osentoski.  
Auctioneers & clerks acting as sales agents only & assume no guarantees, no liabilities